

176.A

0002

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

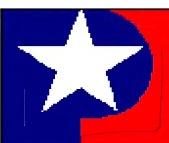
505,200 / 505,200

USE VALUE:

505,200 / 505,200

ASSESSED:

505,200 / 505,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SMITH ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: STOVALL GIULIANA R

Owner 2: ZARADA KATHERINE A

Owner 3:

Street 1: 42 SMITH ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: SMALLIGAN PAUL T & MARY R TRS -

Owner 2: 42 SMITH ST REALTY TRUST -

Street 1: 20751 BLUERIDGE MOUNTAIN RD

Twn/City: PARIS

St/Prov: VA	Cntry	
Postal: 20130		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1919, having primarily Wood Shingle Exterior and 1104 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7445																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	505,200			505,200		240318
							GIS Ref
							GIS Ref
							Insp Date
							09/26/18

PREVIOUS ASSESSMENT								Parcel ID	176.A-0002-0001.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	505,200	0	.	.	505,200	Year end	12/23/2021	
2021	102	FV	491,000	0	.	.	491,000	Year End Roll	12/10/2020	
2020	102	FV	483,800	0	.	.	483,800	483,800 Year End Roll	12/18/2019	
2019	102	FV	503,200	0	.	.	503,200	503,200 Year End Roll	1/3/2019	
2018	102	FV	446,100	0	.	.	446,100	446,100 Year End Roll	12/20/2017	
2017	102	FV	407,500	0	.	.	407,500	407,500 Year End Roll	1/3/2017	
2016	102	FV	407,500	0	.	.	407,500	407,500 Year End	1/4/2016	
2015	102	FV	371,100	0	.	.	371,100	371,100 Year End Roll	12/11/2014	

SALES INFORMATION

TAX DISTRICT								PAT ACCT.	Notes
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	
SMALLIGAN PAUL	78818-517	1	9/30/2021		585,000	No	No		
PETRUZZI GLENN/	54752-585		5/28/2010		376,000	No	No		
BOUDREAU COLLEE	45269-502		5/27/2005		360,000	No	No		
MARTIN MICHELE	35928-562		7/19/2002		335,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/2/2021		SQ Returned							JO	Jenny O		
11/10/2021		SQ Mailed							MM	Mary M		
9/26/2018		Measured							DGM	D Mann		

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			CHK INTER & DECK WIP.																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																						
Sec Wall: %				OthrFix:	Rating:																						
Roof Struct: 1 - Gable				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1																			
Color: NATURAL				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir: N - NONE				Fpl: 1	Rating: Very Good			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: C - Average				CONDOS INFORMATION				Lvl 2																			
Year Blt: 1919		Eff Yr Blt:						Lvl 1																			
Alt LUC:		Alt %:						Lower																			
Jurisdict:		Fact: .						Totals	RMs: 6	BRs: 3	Baths: 1	HB															
Const Mod:								REMODELING				RES BREAKDOWN															
Lump Sum Adj:								Exterior:				No Unit	RMS	BRS	FL												
								Interior:				1	6	3	1												
INTERIOR INFORMATION								Additions:																			
Avg Ht/FL: STD								Kitchen:																			
Prim Int Wal 2 - Plaster								Baths:																			
Sec Int Wall: 10 - None %								Plumbing:																			
Partition: T - Typical								Electric:																			
Prim Floors: 3 - Hardwood								Heating:																			
Sec Floors: %								General:																			
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Totals																			
Subfloor:				Basic \$ / SQ: 305.00				1																			
Bsmnt Gar:				Size Adj.: 1.35000002				6																			
Electric: 3 - Typical				Const Adj.: 0.99989998				3																			
Insulation: 2 - Typical				Adj \$ / SQ: 411.709				1																			
Int vs Ext: S				Other Features: 75000				6																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00				3																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000				1																			
# Heat Sys: 1				NBHD Mod:				WtAv\$/SQ:				AvRate:				Ind.Val											
% Heated: 100				LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 529527				Juris. Factor:				Before Depr:				411.71											
% Com Wal	% Sprinkled			Depreciation: 24358				Special Features: 0				Val/Su Net:				457.61											
				Depreciated Total: 505168				Final Total: 505200				Val/Su SzAd				457.61											
MOBILE HOME				Make:		Model:		Serial #:					Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 176.A-0002-0001.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N	Total Yard Items:					Total Special Features:								Total:													